

Unit 1904 - Portofino

1904 - 300 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11573165
 Status: Active
 Size: 2,040 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking, Electric Vehicle Charging Station, Valet Parking

View:
 List Price: \$3,099,000
 List PPSF: \$1,519
 Valuated Price: \$2,545,000
 Valuated PPSF: \$1,248

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units: 221
 Number of active listings for rent: 10
 Number of active listings for sale: 14
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

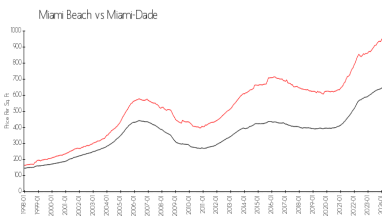
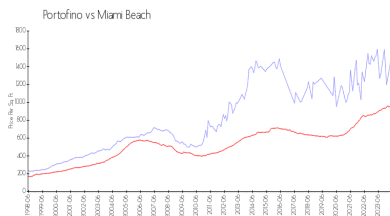
Building Association Information

Portofino Tower Condominiums Association
 (305) 534-4422

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2001	2,340 sq ft	Apr 2024	\$3,550,000	\$1,517
2306	2,040 sq ft	Apr 2024	\$2,900,000	\$1,422
303	2,340 sq ft	Apr 2024	\$1,900,000	\$812
903	2,340 sq ft	Jan 2024	\$2,700,000	\$1,154
604	1,780 sq ft	Nov 2023	\$1,650,000	\$927
3805	2,550 sq ft	Nov 2023	\$4,800,000	\$1,882

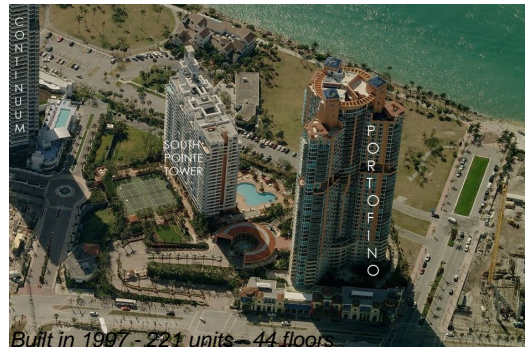
Market Information



Portofino: \$1607/sq. ft.
 Miami Beach: \$968/sq. ft.
 Miami-Dade: \$703/sq. ft.

Inventory for Sale

Portofino: 6%
 Miami Beach: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Portofino	186 days
Miami Beach	97 days
Miami-Dade	81 days